

TO LET ***ENTERPRISE ZONE – SEE NOTES***

VISCOUNT COURT
SIR FRANK WHITTLE WAY
BLACKPOOL
LANCASHIRE
FY4 2FB

- PRESTIGIOUS DETACHED OFFICE BUILDING
- LOCATED IN THE ENTERPRISE ZONE ON BLACKPOOL BUSINESS PARK – SEE POTENTIAL BENEFITS*
- TOTAL NIA: 13,111 SQ FT
- 45 - 48 CAR PARKING SPACES
- HIGH SPECIFICATION OFFICE SPACE
- INTERNAL VIEWING ESSENTIAL

RENTAL: £10 PER SQ FOOT – MAY SPLIT



Duxburys
Commercial

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SIR FRANK WHITTLE WAY, BLACKPOOL

LOCATION

This prestigious detached office building occupies a convenient location on Blackpool Business Park. This ever expanding business park is adjacent to Blackpool Airport and to the south of Blackpool. It provides ease of commuting to various areas of the town via Squires Gate Lane and additional main arterial route within the town. Access to the M55 motorway is also commenced via Squires Gate Lane. Main arterial routes and the main coastal road provides access towards Lytham St Annes.

Blackpool Business Park is the Enterprise Zone for Blackpool*. (The Enterprise Zone includes areas for both business rates relief and enhanced capital allowances). There is a Morrisons supermarket with cafe and a McDonalds restaurant/drive through nearby. Nearby car dealerships include Citroen and Arnold Clark. Blackpool Retail Park is also closeby with brands to include Halfords, Aldi, Staples, Argos, Currys, Poundland, Harveys, Pets at Home, Dunelm and TK Maxx.

DESCRIPTION

This purpose built, detached and high quality office building comprises:

- Ground and First floor office accommodation
- Feature reception with waiting area and lift
- Large staff breakout area/kitchen and canteen
- Air conditioning system throughout the building
- Suspended ceilings with lighting
- Ladies & Gents WCs and Disabled WC
- Secondary staircase.
- Car parking for approximately 45-48 car parking spaces
- Has potential to be divisible on a floor-by-floor basis or into multiple offices suites
- The property is held Leasehold for the residue of the original 125 year lease

ACCOMMODATION

Ground Floor:

Reception / Client waiting area: 78 sq m
Passenger Lift
Office space: 240 sq m
Store rooms: 48 sq m
Server room: 25 sq m
Staff Break out / Canteen area: 242 sq m
Total area: 633 sq m (6814 sq ft)

Plus, Staff Kitchen, Ladies & Gents WCs
Disabled WC and circulation space.
Secondary staircase.

First Floor:

Passenger Lift
Landing with seating: 10 sq m
Office space: 575 sq m
Total area: 585 sq m (6297 sq ft)

Plus, Ladies & Gents WCs
Secondary staircase.

TOTAL NIA: 13,111 SQ FT

Plus, Ladies & Gents WCs (on both floors), Disabled WC and circulation space.

Note: The space within this building can be re-configured to suit differing requirements with relative ease.

(The above measurements are approximate and interested parties should carry out their own measurements in addition to the above).



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ENTERPRISE ZONE*

Blackpool Business Park is the Enterprise Zone for Blackpool. The Enterprise Zone includes areas for both Business Rates Relief and Enhanced Capital Allowances. Companies locating in the Business Rates Relief area, active from April 1st 2016, will be able to benefit from 100% business rates relief up to a total value of £275,000 over a five year period (if they are deemed applicable). For further information please email: clare@duxburyscommercial.co.uk or adam@duxburyscommercial.co.uk

EPC RATING

Rating: C / 73

BUSINESS RATES*

Rateable Value: £111,000 PA. **This is not the amount you will pay but is used to calculate the Rates Payable, however incoming tenant may (if applicable) benefit from business rates relief. Contact us for more details.**

SERVICE CHARGE/GROUND RENT

To be confirmed.

LEASE/ LEGAL FEES

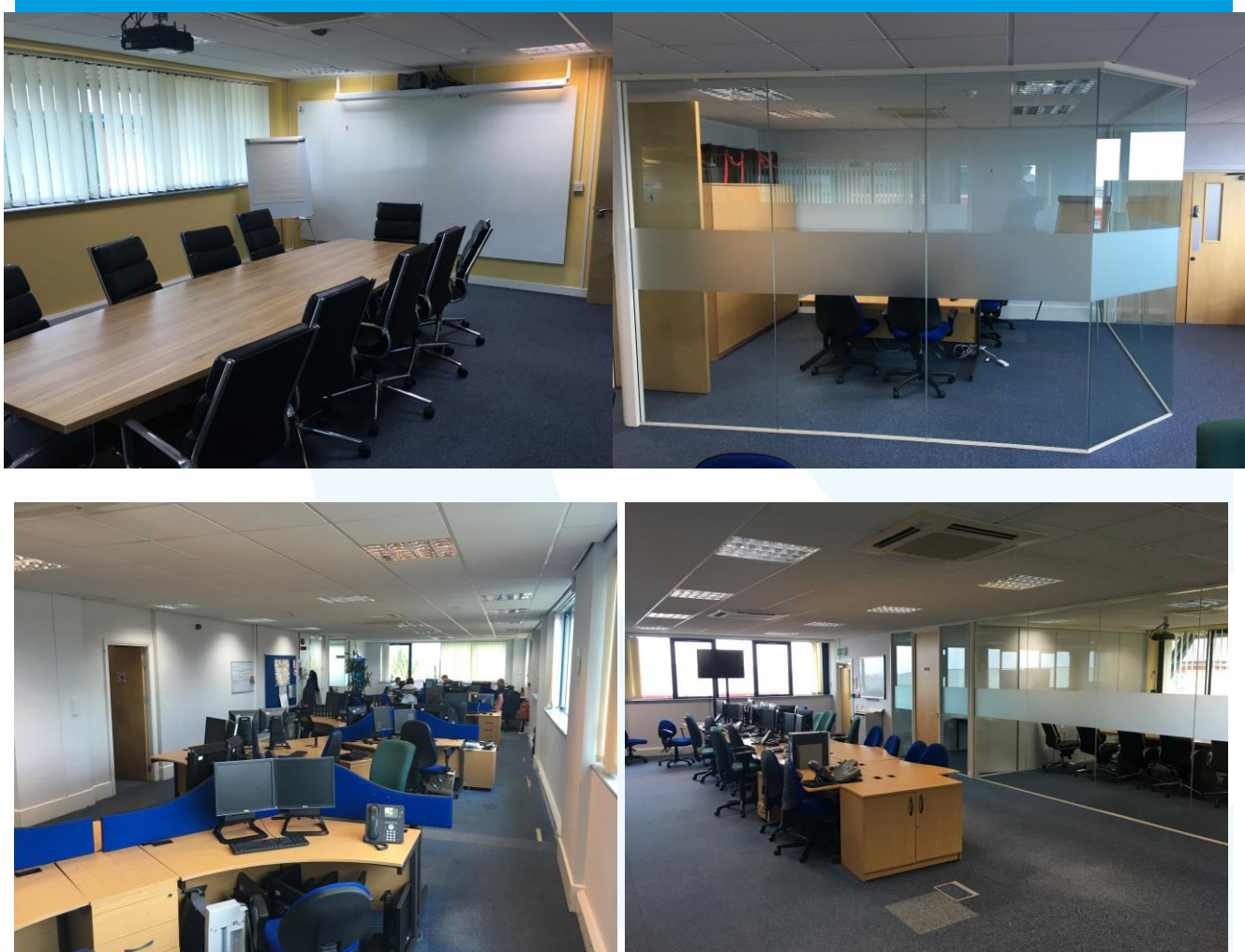
The incoming tenant is to be responsible for the Landlords reasonable legal fees incurred in the transaction. A new FRI lease is available with terms to be negotiated.

VIEWING

Strictly via prior appointment through our office on 01253 316 919 or email: clare@duxburyscommercial.co.uk or adam@duxburyscommercial.co.uk

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.



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